

Property Improvements Summary Disclosure

Property Address: 450 Golden Springs Dr #D, Diamond Bar, CA 91765

Recent Upgrades and Improvements - During April/May 2026

1. Kitchen demolition and preparation – **\$1,000**
2. Complete kitchen renovation – **\$8,000**
 - New cabinetry
 - Countertops
 - Sink and faucet
 - Cabinet hardware
 - Backsplash installation between upper and lower cabinets
 - Labor and materials included
3. Plumbing and electrical upgrades – **\$900**
 - Labor and materials included
4. Interior door sanding and painting – **\$2,400**
5. Bathroom LED mirror installation – **\$900**
 - Labor and materials included
6. LED recessed lighting installation (24 fixtures) – **\$2,400**
 - Labor and materials included
7. Ceiling leveling and repairs – **\$2,800**
8. Interior painting throughout – **\$3,200**
 - Labor and materials included
9. Second-floor flooring upgrade – **\$5,200**
 - Removed existing carpet
 - Installed 8mm waterproof SPC flooring
 - Labor and materials included
10. Staircase renovation (15-step installation) – **\$1,200**
 - Labor and materials included
11. Garage painting – **\$900**
12. Refinishing and painting of three-bathroom vanities – **\$800**
13. Second-floor bathroom bathtub replacement and new accessories – **\$2,700**
14. Roof leak repair beneath second-floor bathroom – **\$3,600**
 - Opened first-floor ceiling/roof area to access and repair leak
 - Included necessary maintenance and restoration work

Total Investment in Recent Improvements: Approximately \$36,000

Seller has extensively updated the home with modern finishes, including a remodeled kitchen, waterproof SPC flooring, upgraded lighting, fresh interior paint, bathroom enhancements, and necessary roof leak repairs, providing added value and move-in-ready appeal.

Prepared by Seller: 6/3/2026